

Proposal

New Construction - 3Story Boutique Hotel

1426 Baronne St.
New Orleans, Louisiana 70113

Date

February 22, 2022

Presented By

JLV Commercial LLC - Commercial Lic. # 73364

Kyle Sanderson

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504-952-3015

3400 Washington Av, New Orleans LA. 70125

Presented To

Nicholas Bruno
Daniel Crowley

Please review the attached estimate and let me know if you have any questions or comments. We at JLV Commercial very much look forward to working with you on this project. Have a great day!

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Estimate

020 Site Preparation	\$18,810.00
<p>1200 Site Work</p> <p>Scope of work includes the site demolition and erosion control as specified on Sheet C100. Scope of work also includes the standard grubbing of topsoil and any vegetation in the building pad area. Builder to deliver and spread a minimal amount of river sand to the building site.</p> <p>Site work does not include removal of any existing footings, grade beams, foundations, pilings, etc. Any removal of existing foundation materials will be an additional fee.</p> <p>Scope of work includes the timber piling layout by a licensed surveyor.</p> <p>All surveys, including the Builder's Package survey to be supplied by Owner/Architect.</p>	\$15,210.00
<p>1400 Utility Connections</p> <p>Utility Connections to include the house electrical service to Entergy's main public service. During construction, Builder will supply and install a temporary post with an electrical service panel. The deposit, fees, and monthly electrical charges from Entergy will be JLV's responsibility.</p> <p>Water and Sewer tap fees, deposits, usage charges and other charges by the Sewer and Water Board will be the Owner's responsibility.</p>	\$3,600.00
2100 Footing & Foundation	\$196,425.00
<p>2100 Footing and Foundation</p> <p>Scope of work includes pile-supported, slab-on-grade foundation, concrete ramps, and stairs.</p> <p>(1) Test Pile Program (Testing Lab by Owner)</p> <p>Seismic monitoring during pile driving is included in proposal.</p> <p>If unsuitable soil conditions are to be found, the design professional of record will be notified. Any costs associated with the removal of unsuitable soil conditions are not included in the proposal. Builder will back fill foundation area with existing excavated soils upon completion of foundation. Excess soils to be graded out on property.</p>	\$196,235.00
<p>2300 Termite Protection</p> <p>Scope of Work includes the Liquid Soil Treatment to protect against termite infestation and damage to all slab areas.</p> <p>It is the Owner's option and responsibility to maintain termite protection upon completion of construction.</p>	\$190.00
3000 Rough Structure	\$697,685.28

3000 Metal Handrails	\$38,080.00
Scope of work includes the metal handrails per plans.	
3100 Rough Carpentry - Framing	\$245,548.28
Scope of Work includes all Rough Carpentry Items included on the Architectural and Structural Drawings.	
Price does not include any attached or detached secondary structures.	
3600 Plumbing	\$71,600.00
Scope of work to include all supervision and labor from a licensed plumber, equipment, supplies and materials to provide a complete plumbing system for the project as per the Architectural and Mechanical plans.	
3650 Fire Suppression and Backflow	\$98,932.00
Scope of work to include all supervision, materials, equipment, and labor for a wet-pipe system per NFPA 13R Standard System from a licensed fire suppression contractor. Install (1) riser assembly consisting of a control valve w/monitor, flow switch, and inspector's test. All pipe and fittings to be CPVC as per NFPA 13R system. Sprinklers to be white with a white semi-recessed escutcheon. Scope of work includes (3) dry sidewall sprinklers where indicated on 1st floor and (8) window sprinklers where indicated. Fire Suppression contractor to furnish only a 6" 24V electric bell.	
3700 Electrical	\$97,000.00
Scope of work to include all supervision and labor from a licensed electrician, equipment, supplies and materials to provide a complete electrical system for the project as per the Architectural and Electrical plans.	
3750 Fire Alarm	\$21,525.00
Scope of work to include all supervision, materials, equipment, and labor from a licensed fire alarm contractor to provide a complete system for the project as per the Architectural and Mechanical drawings.	
3800 Mechanical	\$125,000.00
Scope of work to include all supervision and labor from a licensed mechanical contractor, equipment, supplies and materials to provide a complete HVAC system for the project as per the Architectural and Mechanical plans.	
4000 Roofing	\$30,945.00
4000 Roofing Specifications	\$30,945.00
Scope of work to include all labor, materials, supervision and equipment for the roofing application as per the Architectural drawings for the project.	
4500 Windows & Doors	\$125,557.69

4510 Windows	\$85,507.69
Window Allowance based on information from plans.	
Fixed Vinyl Impact Rated Windows - Showcase	
Allowance: \$85,507.69	
Option - To be specified by client	TBD
4545 Exterior Doors	\$5,450.00
Exterior Door Allowance based on information from plans.	
Allowance: \$5,450.00	
Option - To be specified by client	TBD
4550 Interior Doors	\$28,100.00
Interior Door Allowance based on information from plans.	
Allowance: \$28,100.00	
Option - To be specified by client	TBD
4580 Hardware Allowance	\$6,500.00
The Hardware Allowance includes all knobs and/or pulls for interior and exterior doors, as well as cabinet hardware.	
Allowance: \$6,500.00	
Option - To be specified by client	TBD
4700 Insulation	\$31,443.00
4700 Insulation	\$31,443.00
Scope of work includes the installation of the following insulation materials:	
Open-Cell Spray Foam - Underside of Roof as per plans.	
Fiberglass Batt Insulation - Walls and Ceilings as per plans.	
4800 Exterior Finishes	\$35,500.00
4910 Exterior Coatings	\$35,500.00
Scope of work includes all labor, material, and equipment for the exterior painting. Painters to prepare and paint exterior of house including any and all exposed siding, trim, fascia, columns, spindles, ceilings and floors.	
Painting to include two (2) coats of paint (Duration from Sherwin Williams or Equivalent).	
Estimate includes up to 4 different colors.	

5000 Drywall	\$74,880.00
5000 Drywall Scope of work to include all labor and materials for gypsum walls and ceilings as per plans. Drywall on all wall and ceilings. Moisture Resistant Drywall in bathrooms and other wet areas.	\$74,880.00
5100 Flooring	\$46,550.00
5150 Resilient Flooring Luxury Vinyl Tile Flooring. Install LVT in most living areas except in areas that are designated to receive ceramic tile.	\$46,550.00
5200 Interior Trim	\$32,445.00
5200 Finish Carpentry - Interior Trim and Millwork Scope of Work includes interior baseboard, door casing, and window stool as per finish schedule. Scope of Work includes the unfinished stair treads and risers.	\$32,445.00
5300 Ceramic Tile	\$48,815.00
5300 Ceramic Tile Ceramic Tile includes the material for bathroom floors, bathroom walls, and kitchen backsplashes as per plans.	\$48,815.00
5400 Cabinets	\$68,425.00
5400 Cabinet Installation Scope of work includes the installation of cabinets as per plans. Cabinets to be installed in kitchens and bathrooms.	\$7,500.00
5410 Kitchen and Bathroom Cabinets Kitchen and Bathroom Cabinet Allowance based on the layout on the architectural plans. Allowance includes cabinets, hardware, tax and delivery. Allowance: \$36,450.00 Option - To be specified by client	\$36,450.00 TBD
5420 Countertops The Countertop Allowance includes the fabrication, delivery, and installation of the countertops based on the architectural plans.	\$24,475.00

Allowance: \$24,475.00

Option - To be specified by client

TBD

5500 Appliances **\$33,000.00**

5500 Appliances

\$30,000.00

The Appliance Allowance includes the delivery and taxes as per plans.

Allowance: \$30,000.00

Option - To be specified by client

TBD

Appliances - Installation

\$3,000.00

Installation of the appliances as per manufacturer's requirements and recommendations.

5600 Finish Plumbing **\$6,750.00**

5625 Bathroom Accessories

\$6,750.00

Bathroom Accessories Allowance as per plans.

Allowance: \$6,750.00

Option - To be specified by client

TBD

5900 Interior Wall Coverings **\$62,250.00**

5900 Interior Paint and Fire-Caulking

\$62,250.00

Scope of work to include the preparation and painting of the interior surfaces. Painting to include drywall, trim, doors, and shelving.

Application of one (1) coat of primer and two (2) coats of final paint.

Paint to be Cashmere from Sherwin Williams (Walls), Pro Classic from Sherwin Williams (Trim) and Promar400 from Sherwin Williams (Ceilings)

6000 Completion **\$11,850.00**

6000 Building Clean-Up

\$11,850.00

Final cleaning by a professional cleaning service upon completion of construction/substantial completion.

Cleaning to be completed prior to final orientation with Superintendent/Project Manager.

Port-O-Let will be provided and maintained for the duration of the construction.

Debris removal and dumpsters will be provided for project specific construction debris.

6100 Landscaping **\$10,000.00**

6110 Landscaping	\$10,000.00
Tree and shrub landscape allowance is included for design and installation of a foundation planting in compliance with neighborhood requirements. Package to be designed with owner input.	
6200 Driveway	\$10,125.00
6200 Concrete Pavement and Asphalt	\$10,125.00
Scope of work includes all concrete flatwork and asphalt work as per plans. Areas to be graded for proper drainage and poured as per industry standards.	
Scope of work includes the repairs of any sidewalks damaged during construction operations.	
6213 Exterior Trim & Siding	\$93,620.00
4800 Exterior Cladding - Fiber Cement Siding and Trim	\$46,490.00
Scope of work includes the labor, material, and equipment for the installation of the fiber cement siding, fascia, soffit and trim. Exterior cladding will be installed according to the manufacturer's requirements and recommendations.	
4810 Signage	\$6,450.00
Scope of work includes the labor, material, and installation of all interior and exterior signage as per plans.	
Aluminum Tube Shade System	\$7,400.00
Scope of work includes the labor, material, and equipment for the installation of the Aluminum Tube Shade System as per plans.	
System to be installed according to the manufacturer's requirements and recommendations.	
Gutters and Downspouts	\$33,280.00
Scope of work includes the installation of metal gutters and downspouts as per plans.	
All subsurface drainage to be installed as per plans and industry standards.	
6300 Exterior Structures	\$86,620.00
Exterior Structures and Decks	\$53,120.00
Scope of work includes the labor and materials for the following items:	
Permeable Concrete Paver System	
Wood Trellis (Pergola)	
Trellis Shade Structure at Entry	
Brick Pavers	
Bike Rack	

Wood Fencing

\$33,500.00

Scope of work includes a wood fence at perimeter of property and pedestrian gates as per plans.

Base Price

\$1,721,695.97

Signatures



Feb 22 2022

Client: Nicholas Bruno **Nicholas Bruno - Member 1424 Baronne LLC**

Date



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Builder: Kyle Sanderson **Kyle Sanderson - JLV Construction**

Date